

Applicant	City of Fort Lauderdale, New River Trading Post LLC	
Request	Rezone from H-1 to RAC-AS	
Location	400 SW 2 nd Street	
Legal Description	Acreage in 10-50-42, PB 152, P 32	
Property Size	Approximately 88,000 square feet or 2 .02 acres	
Zoning	H-1, Historic	
Existing Land Use	Office Building	
Future Land Use Designation	Downtown Regional Activity Center	
Comprehensive Plan Consistency	Consistent with Objective 22, Policy 22.1 and Objective 24 of the Comprehensive Plan	
Other Required Approvals	City Commission Approval	
Applicable ULDR Sections	Sec. 47-24.4 (Rezoning)	
Notification Requirements	<ul style="list-style-type: none">• Mail notice to property owners and property owners within 300'• Sign Notice *Notice requirements pursuant to Section 47-27.5	
Project Planner	Name and Title	Initials
	Chris Barton, AICP, RLA, Principal Planner	
Authorized By	Chris Barton, AICP, RLA, Principal Planner	
Approved By	Marc LaFerrier, AICP, Director of Planning and Zoning	

REQUEST

The City of Fort Lauderdale is requesting approval of a rezoning from Historic (H-1) to the Arts and Science District of the Downtown Regional Activity Center (RAC-AS). This rezoning is needed in order to develop a proposed 38,000 sq. ft. mixed use redevelopment that includes a 6,700 sq. ft. maritime museum, Ten (10) live/work studios, 7,800 sq. ft. of street level retail, and 7,000 sq. ft. of second floor office space. The site plan also includes twenty-four (24) parking spaces. The proposed development is to be in accordance with the terms of the "Ground Lease Agreement" and all referenced exhibits and schedules as entered into by the applicant and the City on December 12, 2003 and as reviewed and approved by the City Commission on November 5, 2002 (See Staff Report, Exhibit 1) and on June 17, 2003 (See Minutes Exhibit 2).

BACKGROUND

This property to be redeveloped is located along the north side of the New River and is adjacent to the Riverwalk, and is just east of Esplanade Park fronting on SW 4th Avenue. It is currently occupied by a single story office building that was the former downtown Post Office. Section 8 of the original development proposal by New River Trading Post, LLC, states that;

Zoning Compliance: New River Trading Post LLC requires either a change in H-1 zoning or a rezoning of the site in order to accommodate a new 2-story structure, where one of the proposed new buildings would exceed the 25' height limitation of ULDR Section 47-16.5(1)(a), and two (2) of the three (3) new buildings would exceed the limitation of building size restricted to 100' by any dimension at ULDR Section 47-16.5 (1)(b)....

Should this request to rezone be approved, the development of the site is subject to that as described in the Ground Lease Agreement between the New River Trading Post Development LLC and the City.

REZONING ANALYSIS

Pursuant to Section 47-24.4(D) of the ULDR, the following criteria shall be used to evaluate the rezoning request:

- 1) The zoning districts proposed are consistent with the City's Comprehensive Plan.

The zoning districts proposed for this area are consistent with the Land Use Plan amendments adopted in 2000. They also support the Goals, Objectives and Policies of the Future Land Use Element of the City's Comprehensive Plan as follows:

Objective 22: Continue to respond to identified problems/opportunities; develop incentive systems for quality development and redevelopment; prevent incompatible uses; and incorporate design criteria.

Policy 22.1: Insure consistency between zoning and the City's adopted Comprehensive Plan and the City's Mission Statement through annual updating of the Plan.

Through the previous actions of the issuance of the Request for Qualifications and redevelopment proposals, the City has identified this site as an opportunity to continue the redevelopment of this Arts and Science area of the Riverwalk.

Objective 24: Continue to protect and enhance marine uses as a recognized resource of the City.

While not directly related to the marine industry, the development of the proposed Maritime Museum will provide an important link to showcase the role and the contributions that maritime activities have played in the development of the City.

- 2) Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.

The area proposed for rezoning has experienced significant transition over the past fifteen years. The proposed redevelopment of this site will further that redevelopment and add an appropriate interface between the expanded commercial activities and the adjacent historic district, while at the same time re-introducing residential uses that have been absent during earlier redevelopment efforts.

- 3) The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

The proposed commercial/office space is compatible with similar existing development now in the area while the introduction of the Maritime Museum is in character with the existing Arts and Science District as well as the adjacent Historic District.

STAFF DETERMINATION

This proposal was reviewed by the Development Review Committee on June 8, 2004 and all comments have been addressed. Staff finds that the criteria for rezoning have been met and recommend approval.

PLANNING AND ZONING BOARD REVIEW OPTIONS

1. If the Planning and Zoning Board determines that the application meets the criteria for rezoning, the recommendation shall be forwarded to the City Commission for consideration.
2. If the Planning and Zoning Board determines that the criteria for rezoning, the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B, Appeals, shall apply.

Acting as the Local Planning Agency, the Board's motion should include a finding of compliance with the City's Comprehensive Plan and the criteria for rezoning.